

LOT  
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## 239-241 Walton Village, Liverpool L4 6TH

GUIDE PRICE **£65,000+**\*

COMMERCIAL INVESTMENT

### Description

A pair of interconnecting retail units currently let by way of the following leases: 1st lease dated 12.03.2001 2nd lease dated 03.06.2021 The property produces a rental income of £5,220 per annum and has traded as a Colemans Chemist for 22 years. The property benefits from double glazing and electric roller shutters. Please note we are selling the ground floor only and the flats are not included in the sale.

### Situated

Off Walton Lane in a popular and well established location close to local amenities, transport links and approximately 5 miles from Liverpool City Centre.

### Ground Floor

Shop - Main sales Area,  
Consultation Room, Rear Prep  
room, Kitchen, WC

### Outside

Shared Yard

### EPC Rating

239/241 - Shop - C

